

RESOLUTION NO. OB-21**RESOLUTION OF THE OVERSIGHT BOARD OF THE PASADENA COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY APPROVING THE LONG-RANGE PROPERTY MANAGEMENT PLAN PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34191.5**

WHEREAS, the Pasadena Community Development Commission (the "PCDC") was a redevelopment agency in the City of Pasadena (the "City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "Redevelopment Law"); and

WHEREAS, the City Council of the City adopted redevelopment plans for the City's redevelopment project areas, and from time to time, the City Council amended such redevelopment plans; and

WHEREAS, the PCDC was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill x1 26 (2011-2012 1st Ex. Sess.) ("AB 26") was signed by the Governor of California on June 28, 2011, making certain changes to the Redevelopment Law and the California Health and Safety Code, including adding Part 1.8 (commencing with Section 34161) ("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code; and

WHEREAS, pursuant to AB 26, as modified by the California Supreme Court on December 29, 2011 by its decision in *California Redevelopment Association v. Matosantos*, all California redevelopment agencies, including the PCDC, were dissolved on February 1, 2012, and successor agencies were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

WHEREAS, the City Council of the City adopted Resolution 9180 on February 6, 2012, pursuant to Part 1.85 of AB 26, electing for the City to serve as the successor agency to the PCDC upon the dissolution of the PCDC under AB 26 (the "Successor Agency"); and

WHEREAS, the Successor Agency exercises its powers and fulfills its duties pursuant to Part 1.85 of AB 26, and is established as a separate legal entity with rules and regulations that apply to the governance and operations of the Successor Agency; and

WHEREAS, as part of the FY 2012-2013 State budget package, on June 27, 2012, the Legislature passed and the Governor signed Assembly Bill No. 1484, Chapter 26, Statutes 2012 ("AB 1484"). Although the primary purpose of AB 1484 was to make technical and substantive amendments to AB 26 based on issues that have arisen in the implementation of AB 26, AB 1484 imposes additional statutory provisions relating to the activities and obligations of successor agencies and to the wind down process of former redevelopment agencies, including the preparation of a Long-Range Property

Management Plan (AB 26, as amended by AB 1484, is hereinafter referred to as the "Dissolution Act"); and

WHEREAS, California Health and Safety Code Section 34179 of the Dissolution Act establishes a 7-member local entity with respect to each successor agency and such entity is titled the "oversight board". The oversight board has been established for the Successor Agency (hereinafter referred to as the "Oversight Board"), and all 7 members have been appointed to the Oversight Board pursuant to California Health and Safety Code Section 34179. The duties and responsibilities of the Oversight Board are primarily set forth in California Health and Safety Code Sections 34179 through 34181 of the Dissolution Act; and

WHEREAS, pursuant to California Health and Safety Code Section 34191.5(b) of the Dissolution Act, once the California Department of Finance (the "DOF") issues a Finding of Completion to the Successor Agency pursuant to California Health and Safety Code Section 34179.7 of the Dissolution Act, the Successor Agency shall prepare a Long-Range Property Management Plan (the "Plan") that addresses the disposition and use of certain real properties of the former PCDC. The Plan shall be submitted to the Oversight Board and the DOF for approval no later than 6 months following the issuance of the Finding of Completion to the Successor Agency; and

WHEREAS, pursuant to California Health and Safety Code Section 34191.5(a) of the Dissolution Act, upon the issuance of the Finding of Completion to the Successor Agency, a Community Redevelopment Property Trust Fund (the "Trust") will be established to serve as the repository of the former PCDC's real properties identified in the Due Diligence Reviews ("DDR's") by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs). The Trust shall be administered by the Successor Agency; and

WHEREAS, pursuant to California Health and Safety Code Section 34191.4(a) of the Dissolution Act, upon the approval of the Plan by the DOF, all real property and interests in real property identified in the DDRs by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs) shall be transferred to the Trust, unless such a property is subject to the requirements of any existing enforceable obligation; and

WHEREAS, California Health and Safety Code Section 34191.5(c) of the Dissolution Act requires that the Plan (1) include an inventory of all properties in the Trust, which inventory shall consist of specific information relating to each such property including, without limitation, the date of and purpose for acquisition, value of property, applicable zoning, any property revenues and contractual requirements for disposition of same, history of environmental issues and any related studies and remediation efforts, potential for transit-oriented development and advancement of planning objectives of the Successor Agency, and history of previous development proposals and activity; and (2) address the use or disposition of all properties in the Trust, including the retention of such property for governmental use pursuant to California Health and Safety Code Section 34181(a) of the Dissolution Act, the retention of such property for future development, the sale of such property, or the use of such property to fulfill an enforceable obligation; and

WHEREAS, the Plan is now being submitted to the Oversight Board for review and approval in accordance with California Health and Safety Code Section 34191.5(b) of the Dissolution Act; and

WHEREAS, the proposed Plan includes 11 real properties (“Properties”) that were identified or fit within the criteria for inclusion in the Non-Housing DDR by California Health and Safety Code Section 34179.5(c)(5)(C) of the Dissolution Act (in accordance with Procedure 7 of the DOF Guidelines for preparation of the DDRs). These Properties are all located in the County of Los Angeles, State of California, are described in detail in the Plan and are designated under 1 of 4 categories: (i) Properties to be retained for governmental use; (ii) Properties to be retained for future development; (iii) Properties to be sold; and (iv) Properties to be used to fulfill enforceable obligations; and

WHEREAS, for each of the Properties, the Plan includes all of the information required by California Health and Safety Code Section 34191.5(c) of the Dissolution Act; and

WHEREAS, as required by California Health and Safety Code Section 34180(j) of the Dissolution Act, the Successor Agency has submitted a copy of the Plan to the County of Los Angeles Administrative Officer, the County of Los Angeles Auditor-Controller, and the DOF at the same time that the Successor Agency submitted the Plan to the Oversight Board for approval; and

WHEREAS, as required by California Health and Safety Code Section 34179(f) of the Dissolution Act, all notices required by law for proposed actions of the Oversight Board shall be posted on the Successor Agency’s Internet website or the Oversight Board’s Internet website; and

WHEREAS, pursuant to California Health and Safety Code Section 34179(h) of the Dissolution Act, the Successor Agency is required to provide written notice and information about all actions taken by the Oversight Board, including the proposed approval of the Plan, to the DOF by electronic means and in the manner of the DOF’s choosing; and

WHEREAS, pursuant to California Health and Safety Code Section 34191.3 of the Dissolution Act, once the Plan is approved by the DOF pursuant to California Health and Safety Code Section 34191.5(b) of the Dissolution Act, the Plan shall govern, and supersede all other provisions of the Dissolution Act relating to, the disposition and use of the Properties; and

WHEREAS, the activity proposed for approval by this Resolution has been reviewed with respect to applicability of the California Environmental Quality Act (“CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*, hereafter the “Guidelines”), and the City’s environmental guidelines; and

WHEREAS, the activity proposed for approval by this Resolution is not a “project” for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines; and

WHEREAS, all of the approval of this Resolution is subject to the DOF approval and all other prerequisite approvals have been met.

NOW, THEREFORE, THE OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are a substantive part of this Resolution.

Section 2. The Oversight Board hereby approves the Plan, substantially in the form attached to the Staff Report.

Section 3. The Oversight Board hereby directs the Successor Agency to: (i) submit the Plan, as approved by the Oversight Board, and written notice of the Oversight Board's approval of the Plan, to the DOF (electronically, in PDF format) and the County of Los Angeles Auditor-Controller; (ii) post a copy of the Plan, as approved by the Oversight Board, on the Successor Agency's Internet website and (iii) revise the Plan and make such changes and amendments as necessary, before official submittal of the Plan to the DOF, in order to complete the Plan in the manner provided by the DOF and to conform the Plan to the form or format as prescribed by the DOF.

Section 4. The Oversight Board hereby authorizes and directs the Executive Director of the Successor Agency, or designee, to take such other actions and execute such other documents as are necessary to effectuate the intent of this Resolution on behalf of the Successor Agency and the Oversight Board.

Section 5. The Secretary of the Oversight Board and the staff of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution.

Section 6. The Oversight Board determines that the activity approved by this Resolution is not a "project" for purposes of CEQA, as that term is defined by Guidelines Section 15378, because the activity is an organizational or administrative activity that will not result in a direct or indirect physical change in the environment, per Section 15378(b)(5) of the Guidelines.

Section 7. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, then such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. This Resolution shall take effect immediately upon its adoption and is subject to review by the DOF in accordance with California Health and Safety Code Section 34191.5(b) of the Dissolution Act.


PASSED, APPROVED AND ADOPTED this 23rd day of December, 2015.

AYES:

NOES:


ABSENT:

ABSTAIN:



CHAIR,
Donald F. McIntyre

ATTEST:



BOARD MEMBER, For
David A. Klug
OVERSIGHT BOARD FOR THE SUCCESSOR AGENCY
TO THE PASADENA COMMUNITY DEVELOPMENT COMMISSION

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)			Property Type	HSC 34191.5 (c)(2)			HSC 34191.5 (c)(1)(A)			SALE OF PROPERTY (If applicable)		Property Value/Sale Info	HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Property Info
No.	Address or Description	APN		Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value	Estimated Current Value Basis		Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Revenue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancements to the successor agency's planning objectives?	
1	303 Cordova Street	5722-027-912	Other	Sale of Property	Distribute to Taxing Entities	The air space parcel was purchased by the former Redevelopment Agency from the City of Pasadena in 1974. The parcel is subject to a recorded document Declaration of Establishment of Easements, Covenants, Conditions and Restrictions Agreement. The covenants and obligations in the Agreement run with the land and are in perpetuity. The City is willing to assume the Successor Agency's perpetual obligations contained in the Agreement which the air parcel is subject to.	1974	\$880,680	\$4 million	August 1, 2012 (date of appraisal)	Appraised	NA	NA	Air Parcel for the construction of a Sheraton Hotel	2.23 Acres	Commercial CD 2	\$4.1-\$4.2 million (assumes a 2% annual property value increase)	\$330,000-\$350,000	No	No	No	Yes	No	
2	135 N. Los Robles Avenue	Surface and subsurface portions of 5723-017-911, 912,913, 914, 915 and 041.	Other	Sale of Property	Distribute to Taxing Entities	The air space parcel was developed by the former Redevelopment Agency in 1987 to permit the development of a commercial office building and two restaurant pads, known as the Plaza Las Fuentes development. The air space parcel is situated above a Successor Agency owned 850 parking structure.	1987	\$6.7 million	\$3.6 million	April 30, 2013 (date of appraisal)	Appraised	NA	Post approval of LRPMP	To facilitate the commercial development project known as Plaza Las Fuentes	2.42 Acres	Planned Development PD-12 Zone. This sub-district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character.	\$3.8 million (assumes a 2% annual property value increase)	\$300,000	No	No	No	Yes	No	
3	399 E. Union Street	Surface and subsurface portions of 5723-017-911, 912,913, 914, 915 and 041.	Parking Lot/Structure	Governmental Use	N/A	Three level below grade 850 space parking structure constructed in 1988, and contains a gross building area of approximately 303,376 sq. ft. The public parking facility does not generate revenue that exceeds reasonable maintenance costs. Therefore, the Successor Agency will seek Oversight Board Authorization to transfer ownership to the City of Pasadena pursuant to Senate Bill 107.	1988	unknown	\$9.4 million	April 30, 2013 (date of appraisal)	Appraised	NA	NA	Public Parking	300,000 Square Feet	Planned Development PD-12 Zone. This sub-district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character.	\$9.4 million	See attached worksheet "Plaza Las Fuentes Preliminary Income Statement"	Yes	No	Yes	Yes	No	Parking structure revenues are used to pay for all operations, maintenance related to the garage.
4	400 E. Green Street (Los Robles Street Structure)	5722-030-0904	Parking Lot/Structure	Governmental Use	N/A	Four level above ground parking structure containing approximately 515 parking spaces. It has approximately 198,000 sq.ft. of gross building area and was built in 1979. It has elevator services and includes a pedestrian bridge crossing to the Paseo Colorado Shopping Center.	1979	unknown	\$2.1 million	April 30, 2013 (date of appraisal)	Appraised	NA	NA	Public Parking	1.27 Acres	CD -2	\$2.1 million	See attached worksheet "Paseo Garages"	Yes	No	No	Yes	No	All revenues service a City issued Certificate of Participation (COP) note. Per the COP, in the event of a sale, all receipts from the sale shall first satisfy the outstanding amount of the bonded indebtedness estimated to be approximately \$25.3 million.
5	155 E. Green Street (Marengo Ave. Structure)	5722-036-926	Parking Lot/Structure	Governmental Use	N/A	Five level above ground parking structure containing approximately 715 parking spaces. It has approximately 240,000 sq.ft. of gross building area and was built in 1979. It has elevator services and includes a bridge crossing to the Paseo Colorado Shopping Center.	1979	unknown	\$3.7 million	April 30, 2013 (date of appraisal)	Appraised	NA	NA	Public Parking	1.76 Acres	CD -2	\$3.7 million	See attached worksheet "Paseo Garages"	Yes	No	No	Yes	No	All revenues service a City issued Certificate of Participation (COP) note. Per the COP, in the event of a sale, all receipts from the sale shall first satisfy the outstanding amount of the bonded indebtedness estimated to be approximately \$25.3 million.

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

HSC 34191.5 (c)(1)(C)			HSC 34191.5 (c)(2)				HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY (If applicable)		Property Value/Sale Info	HSC 34191.5 (c)(1)(B)	HSC 34191.5 (c)(1)(C)		HSC 34191.5 (c)(1)(D)	HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)	HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	Other Property Info
No.	Address or Description	APN	Property Type	Permissible Use	If Sale of Property, specify intended use of sale proceeds	Permissible Use Detail	Acquisition Date	Value at Time of Acquisition	Estimated Current Value	Date of Estimated Current Value Basis	Proposed Sale Value	Proposed Sale Date		Purpose for which property was acquired	Lot Size	Current Zoning	Estimate of Current Parcel Value	Annual Estimate of Income/Rev enue	Are there any contractual requirements for use of income/revenue?	Has there been historic environmental contamination, studies, and/or remediation, and designation as a brownfield site for the property?	Does the property have the potential as a transit oriented development?	Were there advancement s to the successor agency's planning objectives?	Does the property have a history of previous development proposals and activity?	
6	300 E. Colorado Boulevard	57220-025-915	Parking Lot/Structure	Governmental Use	N/A	Two level subterranean parking structure containing approximately 1,815 spaces. It has approximately 835,144 sq.ft of gross building area and was built in 1979. It is elevator served and escalator served, with through deck access to the Paseo Colorado Shopping Center.	1979	unknown	\$14.1 million	April 30, 2013 (date of appraisal)	Appraised	NA	NA	Public Parking	10.91 Acres	CD -2	\$14.1 million	See attached worksheet "Paseo Garages"	Yes	No	No	Yes	No	All revenues service a City issued Certificate of Participation (COP) note. Per the COP, in the event of a sale, all receipts from the sale shall first satisfy the outstanding amount of the bonded indebtedness estimated to be approximately \$25.3 million.
7	145 N. Raymond Avenue	5723-021-901	Commercial	Sale of Property	Distribute to Taxing Entities	The Pasadena Community Development Commission (former redevelopment agency) acquired the property, known as the Armory Center for the Arts, on July 2, 1981. The Armory has a 30-year lease with the former Redevelopment Agency for \$1.00 per annum. This agreement was arranged in part to allow the tenant to operate an art center and exhibition program, and to provide arts related programs and services to the residents of Pasadena. The lease term is for 30 years, began on June 4, 2001, and expires on June 3, 2031. There are no lease extensions.	July 2, 1981	unknown	\$850,000	March 25, 2013 (date of appraisal)	Appraised	NA	NA	The Armory Center for the Arts is the largest non-profit provider of arts education in the City and is responsible for much of the arts educational elements of the City of Pasadena's Cultural Master Plan by working in coordination with the Cultural Affairs Division. The Cultural Master Plan emphasizes expanded programming and accessibility through the arts for life-long learning and relates to the Cultural element of the City's General Plan. The Armory programs reach the community through the Pasadena Unified School District as a My Masterpieces Program partner—created as a part of the Cultural Nexus Master Plan—and through the City's Human Services Department's recreational arts programs for youth. By implementing the bulk of the City's non-profit arts	18,017 Square Feet	CD -1	\$840,000 (assumes a 2% annual property value increase)	\$ 1.00	Yes	No	No	No	No	With the exception of a small amount of revenue reserved for operating costs, the vast majority of the revenue is obligated for programming and services.
8	733 N. Fair Oaks Avenue	5726-003-900	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	PCDC acquired the property to eliminate a blighted structure and facilitate land assembly for future improvements in the Fair Oaks Avenue Redevelopment Project Area.	November 15, 1991	unknown	\$302,000	March 27, 2013 (date of appraisal)	Appraised	\$314,000 (assumes a 2% annual property value increase)	Post approval of LRPMP	Eliminate blighted structures.	6,700 Square Feet	Commercial- C3 a	\$314,000	0	Not Reported	Not Reported	No	Yes	Yes	Adjacent property owner has expressed a verbal interest in acquiring the parcel to facilitate a possible business expansion of an existing commercial development.
9	1383 Prime Court	5848-028-900	Vacant Lot/Land	Sale of Property	Distribute to Taxing Entities	PCDC acquired the property to eliminate a blighted structure.	April 23, 1997	unknown	\$300,000	April 1, 2013 (date of appraisal)	Appraised	\$312,000 (assumes a 2% annual property value increase)	Post approval of LRPMP	Eliminate blighted structures.	6830 Square Feet	Residential RM-32	\$312,000	0	Not Reported	Not Reported	No	Yes	Yes	Adjacent property owner has expressed a verbal interest in acquiring the parcel to facilitate a possible business expansion of an existing commercial development.
10	1200-1232 N. Fair Oaks	5728-007-035 and 5728-007-033	Commercial	Sale of Property	Distribute to Taxing Entities	Upon repayment of Participation Loan as described in the DDA and the Conditions Covenants and Restrictions, the interest will be sold and the proceeds will be distributed to the taxing entities	September 29, 1986	\$ 515,000	\$0	December 10, 2015	Agency Estimate	Fair Market Value	Upon full loan repayment (\$515,000) plus 8% cumulative, compound ing interest	The former redevelopment agency assembled the property to assist with the redevelopment of a blighted area and develop an industrial business park. In consideration of the cost (\$515,000) of the property assembly, the Agency entered into a Disposition and Development Agreement (DDA) and a Covenant, Conditions and Restrictions Agreement. Per the Agreements, if the Developer achieves an agreed upon return, the Agency is entitled to a percentage of the return. From the beginning of loan, due to a high vacancy rate, the developer has not achieved the return and therefore the Agency did not receive any participation dollars that would have been used to pay toward the loan. The total amount due to the Agency, including interest is \$5,044,700.	2.8 Acres	Commercial CD 2	\$6.7 million (\$55/sq.ft.)	Varies and is dependent on Developer exceeding return as established in DDA	Yes	No	No	Yes	No	

Successor Agency: Pasadena
County: Los Angeles

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

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